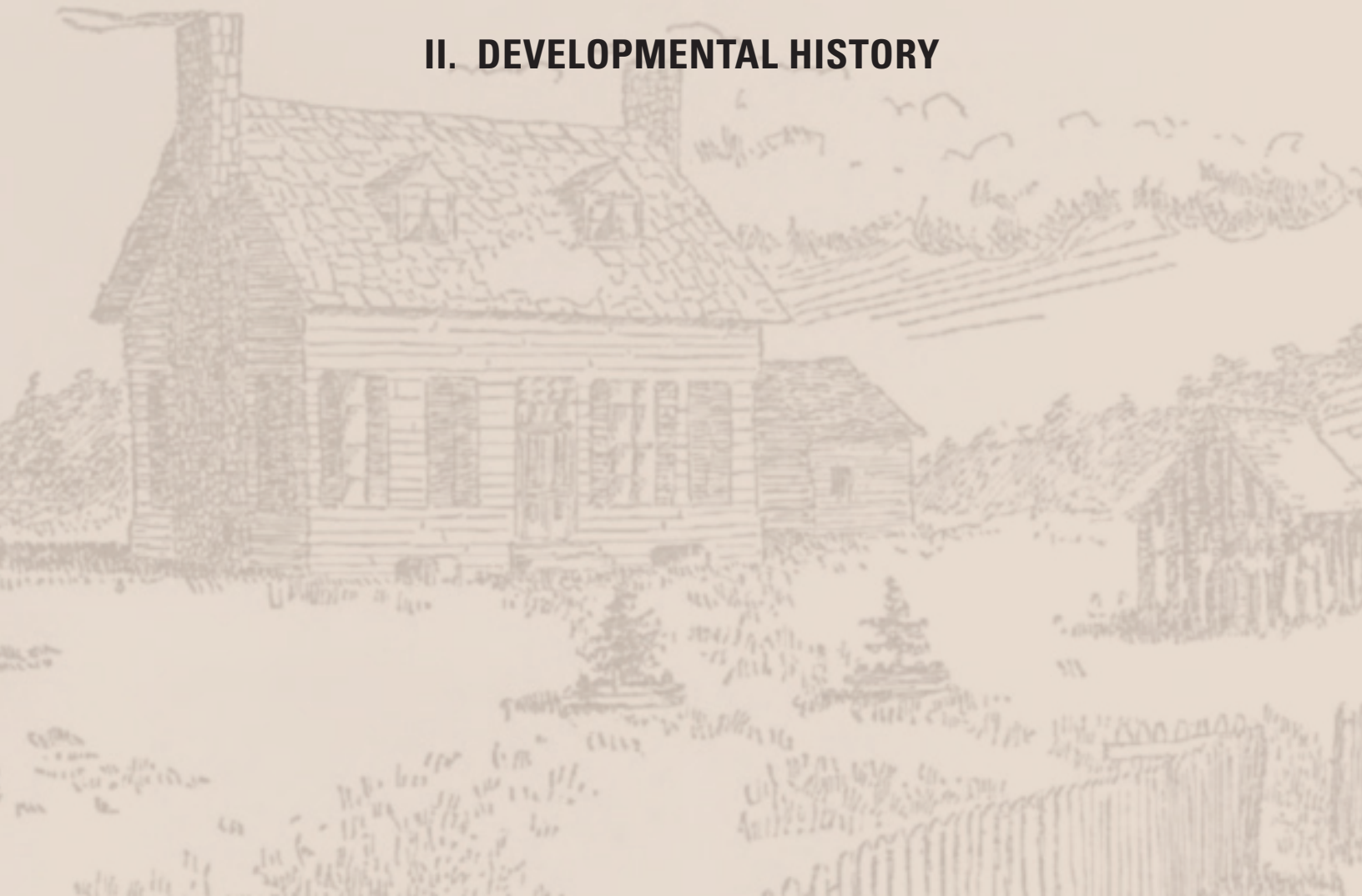


LAUREL HILL HOUSE

Historic Structure Report and Treatment Options



II. DEVELOPMENTAL HISTORY



A. Historical Summary of Laurel Hill Property

Substantial research into the history of the site and house was accomplished in a separate study of the gardens associated with the Laurel Hill House. This *Cultural Landscape Report: Phase I (Initial Draft)* was prepared by John Milner Associates for the Fairfax County Park Authority.

Preservation Brief 43, The Preparation and Use of Historic Structure Reports, prepared by the National Park Service, describes the preparation and use of Historic Structure Reports. Guidance for historical research is provided, and includes the following information. “Archival research should be directed toward gathering information on the building’s history, original construction and later modifications, occupancies, and uses over time. Research for the report is not intended to produce a large compendium of historical and genealogical material, but rather selected information necessary to understand the evolution of the structure.” The guidelines also reference that for sites “where other types of studies such as archeological investigations or a cultural landscape report have been completed or are underway, coordination is required to ensure that research information is shared and that the research effort is not duplicated.” Reference: National Park Service, *Preservation Brief 43*, <http://www.nps.gov/history/hps/tps/briefs/brief43.htm>

The property was purchased and the original house was likely built in the period of 1787-1790 by William Lindsay, an upstanding member of the local community at that time. William Lindsay is notable for serving in the Virginia Militia as a Major during the American Revolution. The house may have been named after the original Lindsay Family plantation estate located in the north of Ireland (County Derry/River Bann area) that is also known as Laurel Hill Plantation.

After William Lindsay’s death in 1792, the house remained in his immediate family for a time but ownership records become unclear during the early part of the nineteenth century. The subsequent owner, James Dawson is recorded to have died at Laurel Hill in 1830.

Census records from the middle part of the nineteenth century document the identity of the residents of the house and their basic financial status during this period. These

records exist in 10-year increments from 1830 to 1870. During these years, the house was used as a residence for farmers working the surrounding property. No documentation of civil war activity was found.

Ann Maria Lindsay, the granddaughter of William Lindsay, was born in the house in 1810 and married into the Dawson family in 1850. It appears that she moved into Laurel Hill at the time of this marriage, which extended the Lindsay family connection for another quarter century. In 1873, the descendants of Ann Maria Lindsay Dawson sold the house to Theresa Drexler which ended the Lindsay family connection to the house.

In 1906, the house was purchased by Washington, D. C. attorney, Howe Totten, as a supplement to his house in town. He used the house as a country property where he kept stables and raised championship Great Danes. It is speculated that the porch and rear addition likely date from the period of his ownership.

In 1910, the Washington, D.C. government purchased 1,155 acres adjoining the Laurel Hill property to use as a workhouse for the city’s prisoners. Mr. Totten did not enjoy the company of his new neighbors as evidenced by letters to the editor he wrote during that time, and his period of ownership did not last much longer. In 1914, 153 acres of the Laurel Hill property were condemned for use by the Washington, D.C. Reformatory.

Since prison records document repairs made to the house as early as 1916, it can be inferred that the Laurel Hill house was part of this original acquisition. Morris Macy Barnard, an assistant superintendent in charge of the reformatory from 1916 to 1923, was the first reformatory occupant of the house. Records indicate drafting work on a garage for the house in the time period of 1916-1917. The remaining ten acres of the Totten property were acquired by the reformatory in 1919.

In the late 1930s, prison labor was used to construct the classically designed gardens adjacent to the house. The distinctive bricks, made by the inmates, were used as the primary material in the gardens and can also be seen in the alterations to the house made during the same era.

The house continued to be used as a residence late into the twentieth century. Photographs from the 1970s show the exterior of the building to be in good condition. At

II. DEVELOPMENTAL HISTORY

some point after these photos were taken, the building was vacated and began to fall into disrepair. Work to restore the house as considered by the Washington, D.C. government in the 1980s did not come to fruition.

Currently, the property is part of a 2,400-acre parcel of land acquired by Fairfax County from the federal government in 2002. It is located within the 80 acre Adaptive Reuse Area of the former Lorton Prison site which in turn is part of the 511-acre District of Columbia Workhouse and Reformatory Historic District. The historic district was listed on the National Register of Historic Places in February 2006. The house is listed as a contributing structure to the district. The building is owned by the Fairfax County Board of Supervisors and much of the surrounding land to the south and west is owned by the Fairfax County Park Authority.

The *Fairfax County Comprehensive Plan* (2007 Edition) includes the following guidance for the Laurel Hill House (LP1-Laurel Hill Community Planning Sector, as amended through 1-28-08):

- ✦ ...heritage resources such as the Nike and Laurel Hill House sites...should be preserved and are planned for adaptive reuse (Land Unit 3).
- ✦ The Laurel Hill House and its gardens should be designated as a heritage resource area within the Countywide Park with a minimum of 20 acres to ensure conservation of these resources (Sub-unit 3B).
- ✦ Laurel Hill House should be preserved as a heritage resource area within a public park to ensure conservation (Open Space/Pedestrian Systems).

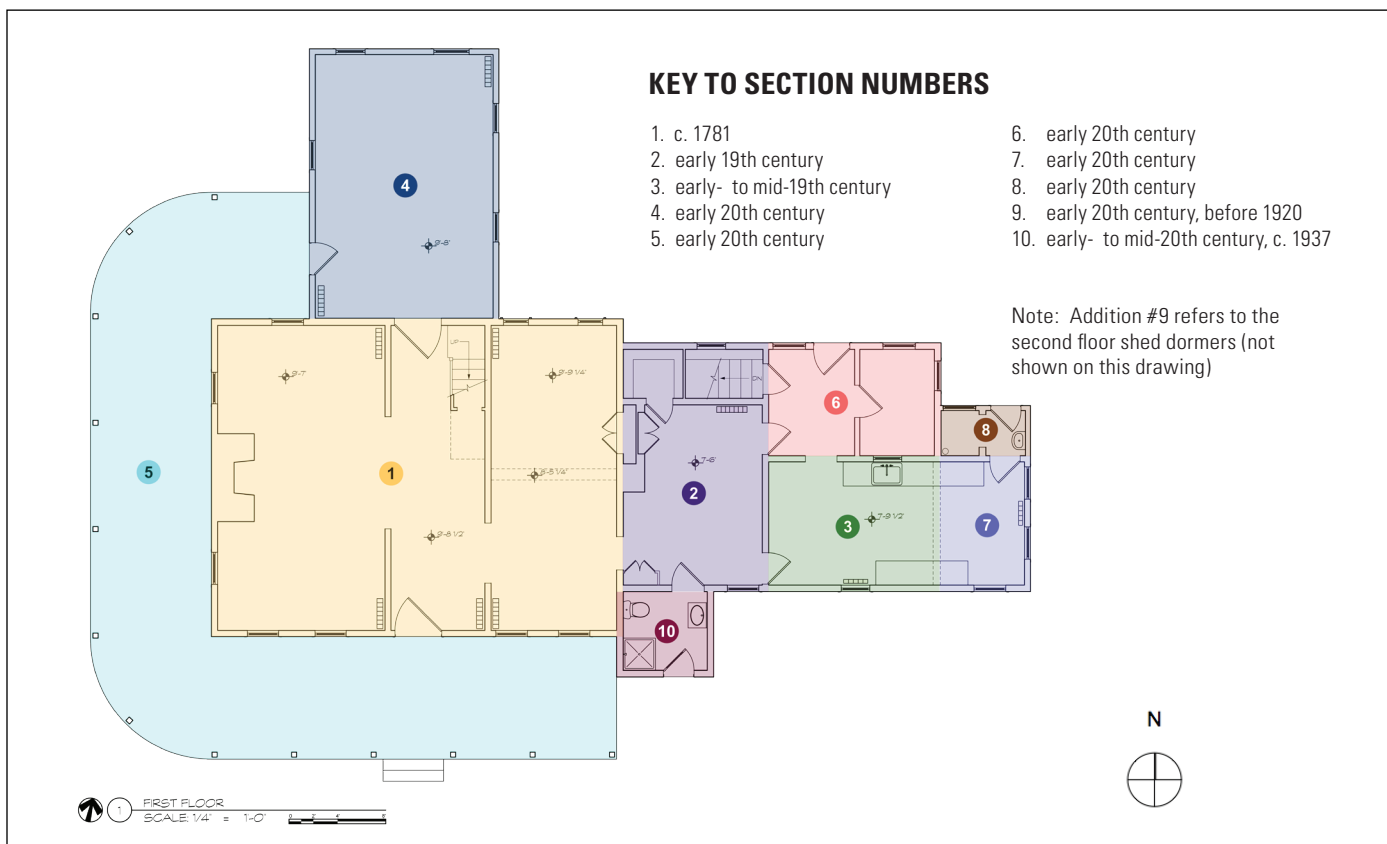
B. Laurel Hill Property Timeline

The timeline below was created from the research found primarily in the *Laurel Hill Cultural Landscape Report* prepared by John Milner Associates for the Fairfax County Park Authority.

1787-1790	Property purchased by William Lindsay.
1787-1791	Likely time of construction of the original house.
1787-1873	Lindsay (and extended family ownership).
1873	House sold out of Lindsay family to Theresa Drexler.
1880's	Sketch showing original house and first addition(s) to east.
1906	Property purchased by DC attorney, Howe Totten.
Early 20th Century	Photographs showing porch addition.
1910	DC government purchases 1,155 acres adjoining the Laurel Hill property to use as a Workhouse for the city's prisoners.
1914	1,388 acres, including the Laurel Hill property, are purchased for the D.C. Reformatory.
1916-1923	Record of repairs to Laurel Hill House by Reformatory.
1918	Survey of Reformatory showing Laurel Hill House with current footprint minus bathroom addition and final additions on east side.
1919	Remaining 10 acres of Totten property acquired by D.C. for the Reformatory.
1920	Photographs showing shed dormers on house, garden to rear, bathroom addition, and garage. Final additions on east do not appear.
1937	Aerial photograph showing house in current configuration and terraced garden under construction.
1970	Historic American Building Survey inventory notes use as residence and building exterior and interior in good condition.
1977-1978	House studied by University of Maryland.
1994	Photos in asset description prepared by Applied Management Engineering (AME) show the house fenced off and boarded up.

II. DEVELOPMENTAL HISTORY

C. Architectural Evolution of the Laurel Hill House



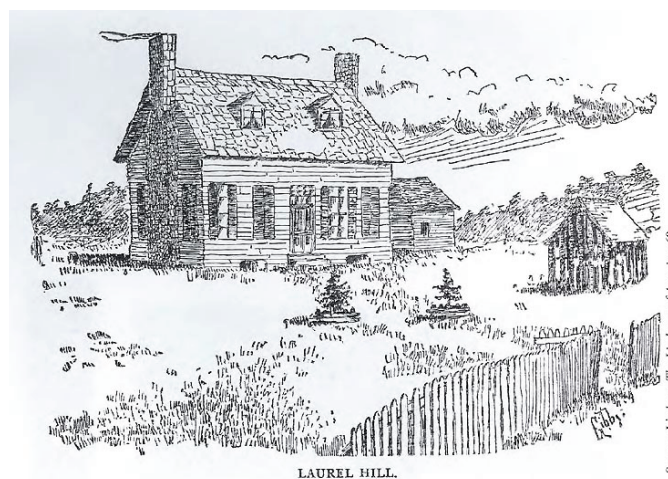
First Floor Proposed Building Sequence Plan
Additions numbered as noted in text above. (H-1)

Section 1 - Original house (1787- 1791)

The original five-bay, 1 1/2-story house was built on the center hall plan typical for its time period. In this scheme, a parlor and dining room flank the hall with a first floor staircase leading to bedrooms on the second floor.

The original hewn braced frame structure of this section remains and can be seen where the plaster has been removed. Hand hewn rafters with Roman numerals and pegs at the ridge joint of the rafters can be seen in the attic.

Only fragments of the original interior of the original house remain. Numerous alterations and additions have resulted in the loss of most of the original historic fabric from this section.



Sketch of eighteenth-century house from *Lindsays of America*.
Drawn c. 1880s. (H-2)

Sections 2 & 3 - East Additions

These first additions to the house appear to have been made to the east, as seen in the sketch from the *Lindsays of America* (H-2). These additions also clearly are shown in the circa 1918 survey of the property. Sections 2 and 3 are clearly separated from each other with separate roof forms.

The *Lindsays of America* sketch could be interpreted to show a void between Section 3 and the original house. Section 3 most recently served as the kitchen and this use may have been its original function. The sections have been heavily altered and contain very little of their original historic fabric. They originally may have been erected in the early- to mid-nineteenth century but without further exploratory demolition, it is difficult to date these wings.

Sections 4 & 5 – Rear Addition and Porch

The rear addition and porch appear to be next in the construction sequence. The primary evidence is that they both appear in the circa 1918 survey (H-5) along with Sections 2 and 3 while the other first floor additions do not. Since the rear addition serves as an end point for the porch construction, it may be assumed that the porch was built later (if it was not built at the same time).

A historic photo dating from the early-twentieth century shows the porch along with the roof dormers (prior to the shed dormer alteration on this side of the building) (H-3). A mysterious front-gabled mass appears to the east of porch in this same photo. It is unclear how this form figures into the development of this house as it is missing and has left no apparent clues.

The photos from the 1920s also show the rear addition (H-4, H-6 and H-7).



Source: Irma Clifton.

Photo of house with porch addition from early-twentieth century. Note original dormers. (H-3)

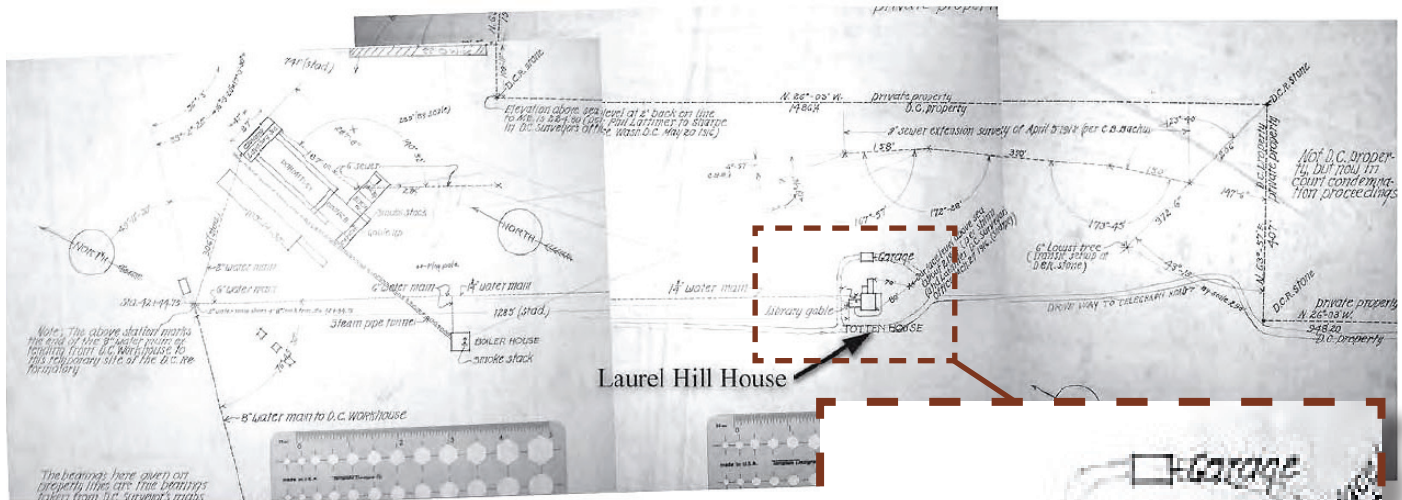


Source: Irma Clifton.

Photo of house during 1920s showing a door to rear (north) addition. (H-4)

II. DEVELOPMENTAL HISTORY

C. Architectural Evolution of the Laurel Hill House, *continued*



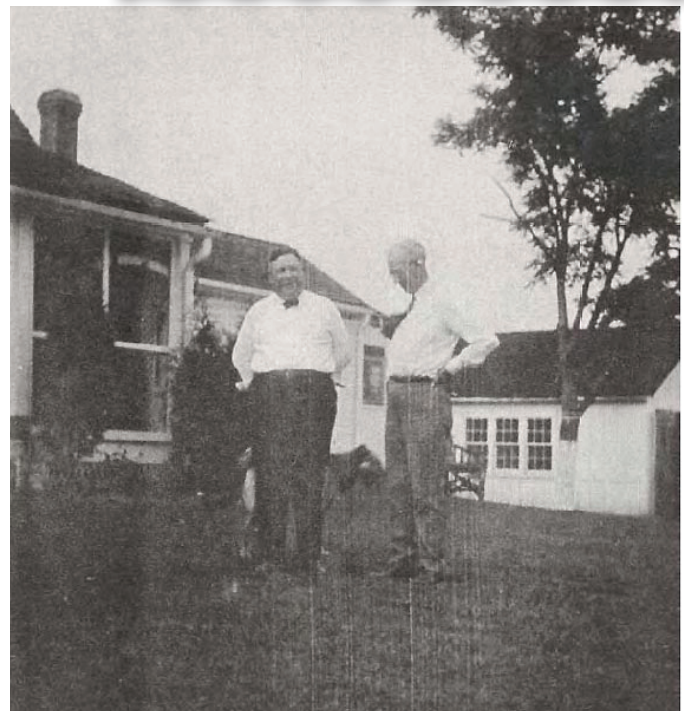
Source: D.C. Archives.

Survey of house c. 1918 which shows additions 2, 3, 4 & 5. (H-5)



Source: Irma Clifton.

Photo of house during 1920s showing shed dormers on the rear addition along with well-kept gardens behind the house. (H-6)



Source: Irma Clifton.

Photo of house during 1920s taken from southwest corner of porch. Note outbuilding, which is likely the garage, also seen in aerial photos. (H-7)

Sections 6, 7, and 8 – Later Additions

Judging by the type of siding that is seen on its west and south walls, Section 6 appears to be a porch that was later enclosed. Sections 7 and 8 are both contained under the same shed roofline. The transom in the door between these sections indicates that Section 8 was either an addition or a porch enclosure.

Section 9 - Shed Dormers

These were installed no later than the 1920s era from historic photos in which they appear (H-4, H-6 and H-7). The difference in siding indicates that they may not have been original to the rear addition. It is unclear whether these enlarged dormers predate the Sections 6, 7, 8 or 10.

Section 10 - Bathroom Addition

The dimensional wood rafters framing the roof of this addition are very new in appearance. The relationship to the gable form seen in the early-twentieth-century photo (H-3) of the front porch is unclear. The new roof structure seen may be the result of the entire addition being relatively new, or it may show the reframing of the roof made necessary by changing its shape.

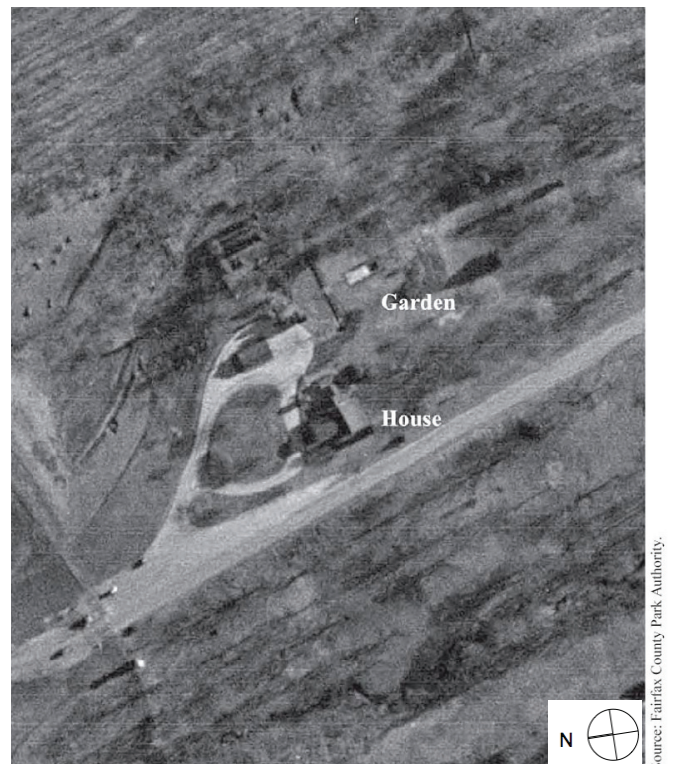
All of the interior finishes and trim indicate a later addition or remodeling.

Gardens

The gardens appear to be under construction in the 1937 aerial photograph (H-8). The use of the prison-manufactured brick also dates this work to the time period of the adjacent penal institution. Detailed information related to the gardens can be found in the John Milner Associates study being prepared for the Fairfax County Park Authority.



A 1937 aerial photo of the site showing the house, garden (under construction), and garage. (H-8)



An aerial photo of the site in 1954 showing the house, garden, and garage. (H-9)

II. DEVELOPMENTAL HISTORY

C. Architectural Evolution of the Laurel Hill House, *continued*

Outbuildings

Evidence of several outbuildings, none of which still exist, appears in the historic documentation related to the Laurel Hill House. The *Lindsays of America* sketch shows a small outbuilding in front of the house. The 1918 survey shows a garage that is likely the same structure seen in the circa 1920 photo taken from the southeast corner of the house (H-7). The shed at the rear of the house that is clearly seen in the 1970s photo (H-12) can also be made out in the 1937 aerial photograph (H-8).

The rear shed and garage were demolished in recent decades due to severe deterioration and vandalism.



Fairfax County Public Library Photographic Archive

Photo of the house during the 1970s showing the front (south) of the house in good condition. (H-11)



Fairfax County Public Library Photographic Archive

Photo of the house during the 1970s taken from the southeast side of the house. (H-10)



Fairfax County Public Library Photographic Archive

Photo of the house during the 1970s showing outbuilding (now demolished) behind east wing of the dwelling. (H-12)

D. Building Description and Condition Assessment**1. Architectural Description and Condition Assessment****a. Synopsis**

The Laurel Hill House is an amalgamation of many additions and layers of alterations that have taken place over the 200-plus years of its existence. Little more than the braced timber frame structure remains from the original late-eighteenth-century house. A basement area exists under the original section of the house while subsequent additions were built over crawlspaces. The *Proposed Building Sequence Plan* on page 10 shows a likely scenario of how the building evolved.

The condition of the building is not good. Abuse over the years, along with lack of maintenance, moisture infiltration and animal and pest infestation, have led to substantial deterioration. Many of the alterations have obscured or removed historic fabric from the building.

A number of holes have been made in walls throughout the building by a previous architectural investigation. These holes allow viewing of construction techniques that would otherwise be hidden with the aim of better

understanding and dating the history of the building. No documentation from that previous study was available to include in this report.

b. Exterior**i. Roofs**

The gable-roofed form of the original house is still visible but has been altered and obscured by the addition of shed dormers on the front and back and the wraparound porch to the south and west sides (X1). In the vernacular style, one-story telescoping gables extend to the east and terminate with an addition that has a shed roof facing toward the end of the building. The 1 1/2-story addition to the rear has a gable-shaped roof with large shed dormers. This addition features a classical cornice with returns on the gable end.

Three-tab asphalt shingles are used as the roofing material throughout. Galvanized sheet metal flashing is used as the predominant flashing. The gutters are typically missing, but the sheet metal straps that remain indicate that half round gutters were likely used. The roof is reaching the end of its serviceable life as evidenced by several severe leaks (these were patched during the course of this study).



View of front (south) side of building. (X1)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

ii. Porch

The wraparound porch was added by the time of photos dating to the early-twentieth century. The porch has some interesting details including shaped rafter tails and engaged columns on posts that create a paneled appearance by tracing the porch openings with moldings (Photo X2). The tongue-and-groove floor and its supporting structure are showing severe distress and collapse in some areas (Photos X3, X6 and X15). The beaded tongue-and-groove ceiling boards are similarly in varying states of disrepair (Photo X3). Deflection can be seen in the roof structure above the northwest end of the porch. The entire porch is severely deteriorated, and parts will likely collapse in the near future (Photos X6 and X15).



Close-up view of porch on front (south) side of building. (X2)



Detail view of porch on northwest side of the house. (X6)



Detail of southeast corner of porch. (X15)

iii. Walls

Most of the exterior walls have an exterior finish of German siding. Since this type of siding dates from the latter half of the nineteenth century, it must have replaced the original clapboard siding on the eighteenth-century section of the house. Simple beveled siding can be seen on one of the gable ends of the one-story additions and on the shed dormers (Photos X8 and X10). Most of the paint has worn off of all the siding and its condition varies from fair to poor.



Close-up view of house from north side. (X10)



Detail view of southwest corner of house. (X3)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*



Close-up view of rear addition from north side. Note shed dormers and classical cornice with returns. (X7)



View of house from northeast side. (X8)

iv. Windows

The windows are typically double-hung wood sash windows with some casements seen in the one-story additions. Few of the original six-over-six sash windows remain. They were replaced with two-over-two windows, possibly at the time the rear addition was added. While the windows are covered with vented plywood, their condition varies from fair to poor (X7, X8, X9, X10 and X12).

The rear addition features a classical cornice at the eaves (X7). A historic photo (H-4) circa 1920s, shows an exterior door on the north side of the rear addition along with shed dormers. A window later replaced this door and the resulting patches can still be seen in the siding. This door may have been moved to the covered location under the porch after it was built.



Close-up detail of building from northeast side that shows beveled siding on the dormers and German siding on the wall of the original house and addition. (X9)



View of east end of building from the northeast side. (X11)



View of building from the east side. (X12)



View of building from the southeast side. (X13)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

v. Chimneys

The 1880s sketch of the early house from *Lindsays of America* appear to illustrate stone chimneys external to the building, but parts of the remaining chimney foundation contains several rows of early brick (see also discussion of chimney material in next section – *c. Foundation and Basement*). No trace of these chimneys remain above grade, as the siding has been replaced in their original location. A new chimney of penitentiary-era brick rises, completely contained, within the building on its west end (X4). An exterior brick replacement chimney also rises on the opposite end (X14).

The top of the west chimney has deteriorated. The east chimney is being held together at its top with a metal strap.



View of chimney on the west side of original section of the house. (X4)



View of chimney on the east side of the original section of the house. (X14)

c. Foundation and Basement

The basement is an unfinished space that exists under the original section of the house. The foundation wall seen in the basement is primarily stone. It appears to have received enough maintenance over the years to be in serviceable condition. Some bricks that may date from a very early period were seen in the foundation for the chimney on the east end of the house. This may call into question whether the original chimney was stone (as seen in the *Lindsays of America* sketch) or brick.

The floor is concrete, a twentieth-century alteration. The ceiling on the west side of the basement consists of the original white-washed vertical cut joists and exposed underside of the wide plank flooring above (B01-1). Hand-hewn large summer beams help support this structure.

On the east side of the basement, more modern dimensional framing can be seen along with rusty steel girders. Brick piers, that utilize prison-era brick, have been used to supplement or replace the original basement structure (B01-3).



View of hole in foundation on south side of building. (X16)



Basement detail of original sawn floor joists, hand-hewn summer beam and plank floor above. (B01-1)



Basement view of door to small room added to north side. Note prison-era bricks used to create door opening in stone foundation. (B01-2)



View of supplemental brick piers added in basement. (B01-3)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*



View into crawl space below rear (north) addition. (B01-4)



Basement view of brick pier added at window opening on south side of foundation. (B01-5)

c. Foundation and Basement - *continued*

This prison-era brick is used for the foundation under the east chimney, for foundation repairs and alterations, piers, and for the coal room (B01-7) and the north areaway. In addition, it was used for the foundation of the additions made during that period of time.

The two stairs leading into the basement are also constructed of this brick. One stair leads into the basement from the exterior of the rear side of the house (B01-6). The second stair is interior (B01-8). In addition, an areaway on the northwest corner of the original section of the house may have served as the original cellar stair location (B01-9). This stair was made obsolete by the addition of the porch.

Most of the rest of the building is built over a dirt crawl space. An areaway for pipes extends from the stand-up section of the basement toward the additions (Sections 2 & 3) on the east side (B01-10). A small room, possibly for coal storage, extends under the south addition.

Several areas of the foundation, along the southeast side of the building, have holes or are partially collapsed (X16).



Basement view of stairs to exterior on north side. Note prison-era bricks. (B01-6)



Basement view of access to crawl space below rear (north) addition. (B01-7)



Basement view of stairs to first floor. Note prison-era bricks. (B01-8)



View into areaway below porch on west side of building. (B01-9)



Basement view facing southeast. Note transition from stone to prison-era bricks in foundation wall. (B01-10)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

d. First Floor

Room #101

This room was part of the original section of the house and has been heavily altered. Most prominently in this room, the original fireplace has been removed and replaced with a large pyramid-shaped fireplace built of exposed penitentiary-era brick (101-1). A classically designed mantel was reportedly removed from this room and is currently in storage (101-3). A 4" x 4" ceramic tile hearth has replaced the original.

The original plaster has been removed and replaced. The original irregular wall framing has had modern studs attached along side the original, and projecting slightly, to allow for a modern gypsum rock lathe to be installed flat. Plaster was installed over the gypsum lathe and painted. Subsequently, this plaster has been partially removed.

All of the original wood trim appears to have been removed, likely at the same time as the plaster. The new trim includes a painted two-piece wood base consisting of a one-inch nominal trim board and an ogee cap and flat window casing with rounded edges.

The plaster has been removed on most of the south wall to expose the original braced timber frame (101-2). Insect damage can be seen in this wood framing. Rosin paper is visible between the wood framing and the exterior siding.

A large cased opening leads from this room into the adjacent hall. This opening is likely a later alteration that replaced a smaller door into this room. It is trimmed out in a contemporary flat molding with rounded edges. Flat molding has been used to replace the casing at the windows as well. Windows with two-over-two light patterns have replaced the original windows.

The floors are 3" tongue-and-groove oak hardwood flooring installed over an earlier heart pine plank floor.



View of fireplace constructed with prison era brick. (101-1)



View of west wall with braced timber frame exposed. (101-2)



This mantle was removed from Room 101. (101-3)



View of rear door to original section of house. Note later wire mesh over German siding at area of water damage to left of door. (102-1)



View of windows on north side of rear addition. Note indications in base and plaster of right window being converted from door to window. (102-2)

Room #102

This room comprises the rear addition to the house dating from the early-twentieth century (Section 4). It likely contains its original wood trim. The baseboard consists of a one-inch nominal trim board and an ogee cap. The window trim consists of a flat casing with rounded edges with a header stop and molded header capital. At the door leading to the front section of the house, this same trim has been layered onto what is likely the original exterior beaded trim (102-1). There is a continuous picture rail approximately one foot below the ceiling.

A four-panel door leads to the exterior while a five-panel door leads into the front of the house. The five-panel door is a late-nineteenth-century replacement in the original opening to the stair hall. The double-hung wood windows have two-over-two light patterns. These windows may be original and date from the same time that the two-over-two windows were used as replacements in sections of the original house.

Based on historic photographs, the west window on the gable end of the room was converted from a door in the mid-twentieth century. Early-twentieth-century photos show the door in the rear of the addition. Visible joints and slight variations in the trim at this window indicate that the rest of the trim pre-dates that change (102-2).

The floor is tongue-and groove oak hardwood strips. The plaster is installed over metal lathe. Along the south wall, the metal lathe has been installed over German siding. This gives a good indication of the construction sequence – the original siding on the rear wall of the old house was replaced prior to the construction of this room.

Much of the paint has peeled off the plaster walls and ceiling. A significant area of water damage has occurred in the southeast corner of the room. The wall and ceiling plaster, along with the floor, is damaged in this area.

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

d. First Floor - *continued*

Room #103

This room was the hall in the center passage scheme of the original house. The remaining plaster appears to be original since it is installed over split wood lathe. There is what appears to be original beaded-wood chair rail and base behind the tongue-and-groove wainscoting (103-3). The wood wainscot was likely added at a later date and has suffered considerable damage and abuse. It has been covered with painted plywood in some locations.

The stair is missing its bottom risers, which have fallen victim to the same leak as in Room #102. Documentation of their configuration exists on 1934 Department of Corrections plans. The flat paneling below the stair has raised panels on the reverse side in the closet under the stair. The original stair railing and turned newel post still exist (103-1). The brackets on the stringer have been removed but a ghost of their shape can be seen in the paint.

A large five-panel door and transom have replaced the original front and rear entrance doors (103-2). These doors have a casing profile that is also seen at one door and the gable windows on the second floor.

Large cased openings have been cut into the two original adjacent rooms. These openings are trimmed out with crudely executed flat casing with rounded edges.

The floor consists of tongue-and-groove oak hardwood strips. With the exception of the floor, the general condition of the finishes in this room is poor.



View of original stair railing in original hall. (103-1)



View of original hall facing entrance door. (103-2)



Detail view of remaining split wood lathe and original base and chair rail in original hall. (103-3)

Room #104

This room was part of the original section (Section 1) of the house and has been heavily altered. The plaster has been applied on wire mesh that is on top of some of the remaining split wood lathe. A tongue-and-groove beaded-wood wainscot with a two-piece base has been added. This wainscot is damaged in several locations (104-1).

A dropped beam is most likely not original. I may indicate the location of an interior load-bearing wall between two earlier small rooms that was removed to create the long narrow room that now exists.

The original window casing has been replaced with painted flat wood casing. The inside of this casing has quarter-round used as window stop. The windows are likely replacements since they have a two-over-two light pattern instead of smaller panes which would have been typical of the original era of construction (104-2).

Smaller windows are seen on the north side of the room, a likely change from the original size.

The floor finish is 9" x 9" vinyl tiles that are likely asbestos-containing material. The tile is installed over a plywood underlayment.

It is likely that this original room originally contained a fireplace, which has been removed. A cabinet with glass doors has been recessed into the wall adjacent to the flue.

Signs of moisture penetration can be seen in the northwest corner of the ceiling. The overall condition of the finishes in the room is poor.



View of Room 104 in original section of the house. (104-1)



View of Room 104 in original section of the house. (104-2)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

d. First Floor - *continued*

Room #105

This bathroom is a later addition to the house. It has received considerable damage due to moisture infiltration from the roof and is not safe to enter. The walls are finished with painted hardboard with lattice strips covering the joints. Nothing in the room is capable of being salvaged. Depending on which treatment option is chosen for the building, this room could be considered as a candidate for removal (105-1).

Room #106

None of the trim in this room seems to date from an early period, which indicates that this room was either remodeled or was originally a breezeway (dogtrot) leading to a separated kitchen addition Room 112.

The clapboard seen from the exterior side of this room (from the adjacent room #109) corroborates the sketch showing this room as the earliest addition to the original house. A large hole in the roof has led to severe damage to the floor that creates a hazard. The roof framing visible, through the hole in the ceiling, appears to be modern dimensional lumber, which may have been replaced at the time the adjacent bathroom addition was added.

This room retains plaster on wood lathe on the south wall. The west wall plaster was applied on metal lathe.

The single window in this room has a six-over-six light pattern. Flat casing without a rounded edge is seen at this window. The baseboard trim is a two-piece 1" x 6" with a base cap.

The floor finish is 9" x 9" vinyl tiles that are likely asbestos-containing material. The tile is installed over a plywood underlayment. As seen from the basement, this area has a diagonally laid subfloor.

An interesting built-in cabinet in the southwest corner of the room has settled toward the damaged area in the floor (106-1). There is another built-in cabinet, probably dating from the early twentieth century adjacent to the chimney (106-2). This chimney has been boxed in such a way that it is not visible to the room.



View of Room 105. (105-1)



View of Room 106 facing bathroom to south. Note water damage to floor and built-in cabinet. (106-1)



View of Room 106 facing pantry closet to north. (106-2)

Room #107

A glass door with ten panes of glass leads into this pantry closet. This room is finished with horizontal and vertical tongue-and-groove boards and is outfitted with painted wood shelving. The overall condition of the room is fair to good (107-1).

Room #108

The stair to the basement has brick steps and foundation walls that utilize the penitentiary-era bricks. The walls and ceiling are a tongue-and-groove beaded board similar to the boards used in the pantry (108-1).

There is a single severely damaged window in this room with a six-over-six light pattern.



View of the interior of the pantry closet, Room 107, adjacent to Room 106. (107-1)



View of board wall finish in stair. (108-1)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

d. First Floor - *continued*

Room #109

This foyer appears to be an enclosed porch. It has a variety of wall finishes. The west wall is finished with what is likely the original clapboard siding on the exterior wall of the house. German siding is used on the south wall (109-1). The east wall is plaster and the ceiling is finished with painted hardboard with lattice strips covering the joints. The north wall is finished with tongue-and-groove beaded-board.

Different types of stile-and-rail doors are seen at each of the openings. The window is missing and the opening covered by a board. The floor finish is 9" x 9" vinyl tiles that are likely asbestos-containing material. The tile is installed over a plywood underlayment. The overall condition of the finishes in the room is fair to poor.



View into room 106 from room 109. Note German and clapboard siding on the south and west walls, respectively. (109-1)



View of exterior door and tongue-and-groove wood wall finish. (109-2)

Room #110

This bathroom was a later addition and is finished with German siding on the south wall and painted hardboard with lattice strips covering the joints on the other walls.

The windows are six-pane casements with flat casing (110-1).

The floor finish is 9" x 9" vinyl tiles that are likely asbestos containing material. The tile is installed over a plywood underlayment.

Room #111

This room and the east end of the kitchen, Room 112, are contained within a shed addition. A fragment of a French door leading to the exterior remains. The plumbing fixtures in this room have been severely damaged and left in place. The windows are six-pane casements with flat casing. The wall finish is painted hardboard with lattice strips covering the joints. The overall condition of the finishes in the room is poor (111-1).



View of casement window and hardboard wall finish. (110-1)



View into room 111 from kitchen. (111-1)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

d. First Floor - *continued*

Room #112

A twentieth-century kitchen renovation (112-1 and 112-2) has removed almost all of the early historic fabric from this room (Section 3). A window on the north side of the room indicates that this interior wall was once an exterior wall. Similarly, the transom over the door on the east side of the room indicates that the adjacent room was likely an enclosed porch.

The walls and ceilings are plaster with a wainscot of painted hardboard with lattice strips covering the joints on the east wall. Paint is peeling from the walls and ceilings. A shed addition was used to expand the size of the kitchen. A dropped beam exists at the location where this addition begins.

The floor finish is 9" x 9" vinyl tiles that are likely asbestos-containing material. The tile is installed over a plywood underlayment.

The kitchen is outfitted with painted wood cabinets – flush inset-panel doors on one side and overlay slab doors on the other. Plastic laminate countertops have metal edges.

The windows on the east wall have six-over-six light patterns and are heavily damaged. A casement window above the counter top is now leads into the bathroom addition (112-2). The doors are painted stile-and-rail with a variety of panel configurations.

There is a one-piece painted wood base with a rounded molding at the top.

The overall condition of the



View toward west end of kitchen showing finishes dating from mid-twentieth century. (112-1)



View toward east end of kitchen showing finishes dating from mid-twentieth century. Note casement window on interior wall above countertop. (112-2)

finishes in the room is fair to poor.

e. Second Floor

Room #201

This room was most likely a bedroom in the original house. In typical 1 1/2-story style, knee walls and roof dormers are used to create a room under sloping rafters. One of the roof dormers has been incorporated into the large shed dormer that was added on the front of the house (201-2).

The original plaster has been replaced with new plaster on rock lathe. The windows are double-hung with six-over-six light patterns.

The molded casing at the gable-end windows has the same profile as used at the front entrance door (201-3). A narrow piece of molded trim is the only casing at the dormers. The two-piece baseboard consists of a one-inch nominal trim board and an ogee cap, a likely replacement of the original.

The stile-and-rail door has four panels and a casing that consists of a beaded edge and a molded backband. While the door is not likely original, this is one of the few examples of what is likely the original casing from the eighteenth-century house.



View toward the rear dormer window in Room 201. (201-1)



View toward the front dormer window in Room 201. This dormer was incorporated into the shed dormer on the front of the house. (201-2)



View of window in gable end of house. Note the six-over-six light pattern and molded trim. (201-3)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

e. Second Floor - *continued*

Room #202

This room is the second floor of the addition made to the rear of the original house, which likely dates from the early-twentieth century (Section 4). Shed dormers on both sides of the room have been used to raise the ceiling height in this room. Built-in storage areas were added below the windows in these dormers. The dormers may have been built on top of smaller dormers since not all of the space under them is actually used as interior space (202-2).

Several other storage areas and closets are located on the south end of the room (202-1).

Although all of the windows have a six-over-six light patterns, two different types of muntins are seen. The flattened chamfered muntins in the west dormer may indicate that these windows were a replacement or reused from another building.

The trim seen at the doors is a flat trim with the head-piece projecting slightly. The main doors are four-panel, stile-and-rail while the doors into the storage areas are builtup board doors. Floors are tongue-and-groove oak. The overall condition of the finishes in the room is fair to poor.

According to a suggestion from the Laurel Hill Committee, this room may have been used as a “safe room” during the prison era. The extra bolts seen at the entrance door and the dark color of paint may be evidence of this use.



View toward entrance door of Room 202. (202-1)



View of windows in shed dormer in Room 202. (202-2)

Room #203

The upper level hall in the original section (Section 1) of the building still contains what is likely the original banister and a double newel post at the top of the stairs (203-1).

The remaining section of chair rail is likely original and includes a cap in addition to the beaded flat board. The original beaded base and corner boards also exist in this space (203-3).

Much of the original plaster has been replaced with new plaster on rock lathe. Some of the original wood lathe can be seen under the chair rail. Gypsum board is installed and partially removed along the stair (203-3).

Floors are tongue-and-groove hardwood, but a section of flooring has been removed at the top of the stairs. This removal allows the original plank floor below to be seen.

The overall condition of the finishes in the room is poor. Much of the plaster is damaged or missing. There is also peeling paint, along with the above mentioned damage to the floor.



View of likely original railing in second floor hall. Note double newel post. (203-1)



View down short hall toward bathroom. (203-2)



Close-up view of doors in hall. Note likely original casing on door to right. (203-5)



View toward room 202 at rear of house. Note location of likely original chair rail and base on section of wall missing plaster. (203-3)



View of hall toward front of house. (203-4)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

e. Second Floor - *continued*

Room #204

This room is mostly contained within the shed dormer added at the front of the building. The plaster is rough textured and uses metal mesh lathe on the south side and rock lathe on the north side (204-1).

There is a picture rail that stops at the partition that encloses the hall closet.

The windows have a six-over-six light pattern and the door is a five-panel, stile-and-rail door. There is a two-piece base. The overall condition of the finishes in the room is fair; typically, cracking plaster and peeling paint.

Room #205

A shed dormer increases the ceiling height and may have replaced an original roof dormer. This room may have been altered at the time the adjacent bathroom was created.

The plaster is rough textured and uses wood lathe where visible. The flooring is tongue-and-groove hardwood.

The door is four panel. The windows have six-over-six light patterns. There is an unusually tall two-piece base consisting of a one-inch nominal trim board and an ogee cap (205-1).

Molded wood trim similar to the front entrance exists at the door and the gable window (205-2). Flat trim surrounds at the shed dormer window. Floors are tongue-and-groove oak. The overall condition of the finishes in the room is fair to poor.



View of Room 204. (204-1)



View toward shed dormer to rear of the room. (205-1)



View toward front of Room 205. (205-2)

Room #206

The bathroom appears to be a later alteration. Any original plaster has been replaced with new plaster on rock lathe. The floor is finished in vinyl tiles that are 5" square (206-1). The window has six-over-six light pattern with flat trim. The wall finish is a vinyl sheet good with a ceramic tile pattern and also 4" x 4" ceramic wall tiles. There is no base trim (206-2). The window has a six-over-six light pattern and flat trim. All of the finishes in the room are in poor condition.



View of window in second floor bathroom. (206-1)



View of bathtub in second floor bathroom. (206-2)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

2. Structural System Description and Condition Assessment

Wiley & Wilson
Employee-Owned

October 24, 2007

Mr. Carter B. Green, AIA
Frazier Associates
213 North Augusta Street
Staunton, Virginia 24401
540-886-6230

RE: Laurel Hill House
Site of Old Lorton Prison
Management Office:
8515 Silverbrook Road
Fairfax County, Virginia 22079
Comm. No. 207199.00

Dear Mr. Green:

On October 3, 2007 I visited the above-referenced site to assess its structural integrity and viability for future use. Based on what was observed it is my opinion that the building, though not without faults, has sufficient structural integrity to merit consideration for renovation and ongoing use.

This conclusion is based upon what was observable on the day of the site visit. Should the condition of structural members unobservable at that time later reveal damage or deterioration such areas should be then be examined.

EXISTING STRUCTURE

The existing structure is a timber-framed house consisting of two stories and a basement. The structure was originally built in the late 1700's and modified and added onto several times since. The original portion of the building was framed of hand-cut structural members, hewn from virgin timber, and built upon a stone foundation. The additions are built of dimensioned lumber and supported by masonry foundations walls. Subsequent discussion shall distinguish between the original portion of the building and the portions added later, generally referred to as addition(s).

Roof: The roof rafters of the original portion of the building are joined at the ridge with pegged mortise and tenon connections. At the mid and lower points the rafters are joined to the Second Floor ceiling and floor joists, respectively, in lieu of collar ties. The roofs over the additions are framed with dimensioned lumber rafters joined with nails.

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Mr. Carter B. Green, AIA, Frazier Associates
 RE: Laurel Hill House
 Comm. No. 207199.00
 October 24, 2007

Framed Walls: The walls above Basement level are timber-framed with hand-cut lumber in the original structure and with dimensional lumber in the additions. Additionally, the corners of the walls in the original structure have diagonal bracing for lateral stability.

Second Floor Support Structure: The Second floor of the original structure is supported by a system of timber joists, beams, girders (i.e. “summer beams”), and posts. In one case a post frames onto a beam above passageway, which, in turn, is supported by posts carrying the load down to masonry piers in the Basement. The addition on the northern side of the building is constructed of joists framed onto framed bearing walls.

First Floor Support Structure: The First Floor of the original structure is likewise framed by timber beams and joists. In certain locations the timber beams have been either relocated from their original configuration, or, in some cases, replaced. In one bay the original beam was replaced with a steel railroad rail. The floor joists span from the Basement walls to the beams, and the beams bear on rebuilt masonry piers. The First Floor areas of the additions are framed with joists and beams of dimensional lumber bearing on piers, which, in some cases appear to be light for their intended application.

Basement: The Basement of the original area is constructed of stone perimeter walls with rebuilt brick central piers. The perimeter walls beneath the additions are constructed of masonry. The areas under the additions are mostly inaccessible and are essentially crawl spaces more so than full basement spaces. The North wall in the Basement under the original portion has a doorway with steel angle lintels and retrofitted brickwork above them. However, these lintels are rusted and should be replaced.

Foundation: The foundation under the original portion of the building is in good condition. Conversely, the piers under the northern addition are poorly constructed and are in disrepair. Accordingly, they should be rebuilt or strengthened if that portion of the building is to remain in use.

Stonework and Masonry: The stonework and masonry are in good condition though some of the masonry would benefit from being pointed up. The stonework is an instructive example of a building technique and craftsmanship of the period and is, therefore, worth leaving undisturbed. The masonry, on the other hand, does not appear to have particular significance beyond its structural function.

Timber Framing: The majority of the timber framing is in good condition. Water damage and insect damage have occurred in several locations as evident by visual examination. Where such damage exists the members should be repaired or replaced.

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

Wiley & Wilson

Employee-Owned

Mr. Carter B. Green, AIA, Frazier Associates
RE: Laurel Hill House
Comm. No. 207199.00
October 24, 2007

Exterior: The wood siding exterior has enough integrity that it has generally kept moisture from damaging much of the structure.

STRUCTURAL CAPACITIES

The existing structure has load capacities sufficient for residential and light commercial use, depending upon specific locations. (Interestingly, in general, the older portions of the structure appear to have more load capacity than the additions.) The structure should not be considered adequate for assembly loading without a thorough analysis of the condition and configuration of all the structural members. Such an evaluation would only be possible if all the building's finishes are removed. Nevertheless, from the portions that are visible, the overall structural integrity of the building appears sound.

RECOMMENDATIONS

For the building to be reoccupied and have long-term viability the following repairs are recommended:

- Replace the railroad rail beam with a new beam using either a light steel member (on the order of a W8x10) or engineered lumber (LVL or GluLam).
- Replace rusted steel lintels with new angle lintels.
- Point up masonry where required.
- Repair or replace water-damaged wood. This occurs in several locations to varying degrees of seriousness.
- Repair or replace insect-damaged wood, where such is found. As with moisture damage, this is visible in several locations and might also occur in other areas not currently visible.
- Repair, replace, or demolish the Porch.
- Waterproof the exterior envelope. The condition of the roofing material and building's exterior cladding is best accessed by others; however, suffice it to say that isolating the building from exterior water intrusion is likely the single most important step to take to ensure its long-term structural viability.

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Mr. Carter B. Green, AIA, Frazier Associates
RE: Laurel Hill House
Comm. No. 207199.00
October 24, 2007

This building contains very interesting examples of the construction techniques, materials, and craftsmanship used in the late 1700's and later. The majority of the structural elements appear to be in good repair and are capable of serving their intended function with minimal repairs. With the exceptions noted above, and barring any deficiencies in areas presently unobservable, the structural integrity of the building is intact.

Respectfully submitted,

WILEY & WILSON, INC.

Richmond S. Trotter, P.E.
Structural Project Engineer
Office: (703) 329-3200
Direct: (703) 647-8277
Email: rtrotter@wileywilson.com

Copy: Elizabeth Larnder

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

3. Building Systems Description and Condition Assessment

Heat for the building was provided by a radiator system with the boiler located in the basement. Exposed radiator piping, as well as some exposed plumbing piping, can be seen throughout the building. The building does not have an air conditioning system.

The electrical system is outdated and does not have the capacity to support the updated HVAC system proposed for several of the options in this report. No examples of historically significant light fixtures exist in the building. The plumbing system is similarly outdated, and all of the fixtures are in disrepair.

For the purposes of this study, it is assumed that all of the mechanical, electrical and plumbing systems are no longer serviceable. Any plan to reuse the building would include their replacement.

4. Hazardous Materials Description and Condition Assessment

This report did not involve testing and analysis necessary to identify hazardous materials within the building. Prior to any work being done on the building, a complete hazardous materials evaluation should be undertaken to understand what hazardous materials exist in the building and how they can be managed or abated.

Due to the age of the building, the paint should be assumed to be lead-based. This will complicate the ability to manage existing materials in place when the paint is in poor condition, as it is throughout the building.

Testing for asbestos containing materials should include the 9" x 9" vinyl tiles seen throughout most of the house. Plaster should also be tested as well as any pipe insulation found and other materials that typically contain asbestos.



View of the front side of the house, c. 1970s.

5. Site Description and Condition Assessment

a. Landscape Setting

The Laurel Hill House sits on a ridge at an elevation of approximately 190 feet above sea level. Claims have been made that at one time the house had views of the Potomac River. This claim is worth further investigation if the house is restored to its earliest incarnation. A quick review of topographic maps supports such a claim topographically – two potential long views towards water bodies exist with elevations lower than 190 feet. One view looks south towards Belmont Bay, and the second towards the east and a view of Pohick Bay. Although potentially visible topographically, it is not clear that atmospheric conditions and distance to the water bodies from the house would allow for a true water view. If those views do exist topographically, they are now blocked by vegetation and new construction.

Sitting on a ridge between two north-south valleys, the house's siting is typical for its era. Virginia is a fairly moderate climate and capturing summer's

cooling breezes would have been more of a priority than blocking the northwestern winter winds.

The house's setting incorporates approximately twenty-four acres. The grounds adjacent to the house and related directly to the house are approximately two acres. The formal garden, constructed in the 1930s on the eastern edge of the house's grounds, is approximately one-half acre.

Few records and images exist that describe the grounds of the early years of the house's existence. The only sketch known from the early period is one included in the book, *The Lindsays of America*, and is an 1880s sketch of Laurel Hill (H-2). It shows a picket fence with a gate centered on the front door of the house, two outbuildings to the right side of the house front, and two evergreen trees planted on either side of an undefined front walkway connecting the house's centered front door with the gate. Drawn by 'Libby', it is unknown if this is an imagined image of the house and its surrounding grounds or an accurate depiction. Source: *Laurel Hill Cultural Landscape Report: Phase I (Initial Draft)*



View of house from area near neoclassical gardens. (L-1)

II. DEVELOPMENTAL HISTORY

5. Site Description and Condition Assessment

a. Landscape Setting - *continued*

Several photographs from the 1920s (H-4 and H-6) show a garden on the north side of the house, with an arbor arching across a flagstone path lined with grass, and shrub beds. The arbor planting is in bloom and, according to anecdotal stories, was a rose planting. The shrubs along the flagstone path have either been recently severely pruned or have not yet leafed out. Heavily pruned oval or ball-shaped shrubs (appear texturally to be evergreen) appear as foundation plantings against the house, on the house side of the arbor. The existence of the garden in the photographs implies that the circulation as delineated in the 1918 survey (H-5) still was in place, with vehicular access to the house on the southern side or the front side of the property.

The aerial photographs from 1937 and the 1950s both indicate a much more open and treeless landscape than is found by today's visitor. Little wooded land is visible west of the new construction access road, with individual or small groupings of trees found near the house and west of the access drive. West of the construction access road and east of the house, a clearly articulated square appears in the 1937 photograph (H-8). This square is edged on all but one side (and that side likely gone due to the construction access road nipping the corner) with what is likely a conical shaped evergreen hedge. A ghost of that hedge appears in the later aerial photograph as well.

The immediate grounds surrounding the house are mostly lawn with a few large specimen trees to the south of the house, judging by the length of their shadows. The geometry of the neoclassical gardens is very visible in the 1950s era aerial photograph (H-9) and appears to be open and without trees for the most part, a stark contrast to today's condition.

b. Gravesite

The Lindsay Family Cemetery grave marker and a surrounding metal rail with brick post fence are located at the intersection of the Reformatory Perimeter Road and the former entrance drive (L-2). This monument and fence were developed by the DAR (Daughters of the American Revolution) in the 1930s and represents their best estimate of the graves' location.

References mention the family burial ground north of the house, along with a garden.

*Source: Laurel Hill Cultural Landscape
Report: Phase I (Initial Draft)*



View of Lindsay family gravesite. (L-2)

c. Entrance Drives and Existing Access Points

The Laurel Hill House's access and circulation patterns have changed over the years, as uses have changed around it. The earliest maps show a 'Y' shaped drive framing the front (southern face) of the house and connecting the house to the current alignment of Lorton Road to the south. The map dates from the 1918, *Survey of the Totten House* (H-5). Curiously, only one tree is singled out on the survey south of the house, and it is located southeast of the front of the house – a six-inch locust tree. This citation could indicate the singularity of the tree, or merely that it was the location for a transit setup and thus valuable to note its location.

A different access developed when the Reformatory Entrance Drive was used during the period between 1918 and the 1950s. Given the photographs of the house's north elevation circa 1920 (H-4 and H-6), it is likely that the orientation and access to this side of the house may have begun sometime in the second decade of the twentieth century.

The 1937 aerial photograph (H-8) shows massive clearing and construction access for the Reformatory, the development of the construction access drive to the east of the house, the new 1930s neoclassical gardens, and no access by road to the south of the house. This switch in orientation occurred after 1918 or prior enough to 1937 that the trace of the original access is not easily visible in the aerial photograph.

This drive is located immediately to the west of the house and connected the Reformatory to Lorton Road (L-3). The northern third is lined with a brick wall on its eastern edge (L-4) abutting the Laurel Hill House property. Today, the road is no longer in use for vehicles but is in reasonably good shape.

The current access road to the house is a perimeter road linking Lorton Road and the Reformatory. It is located west of the earlier road and is wider than the road built in the late

teens. Access to the house is from the north as a stubbed pull-off from the primary road access to the Reformatory. Speculation is that this route replaced the earlier one in the 1960s.

A temporary access road, now a trace, remains in the woods to the east of the house (L-5). It once served as a construction access route between Lorton Road and the Reformatory. The scar remains and, although somewhat wooded and eroded in spots, is still clearly visible. In some swaths, it is up to thirty feet wide. Separating soon after crossing the low bridge along the old Reformatory Access Road just north of Lorton Road, the trace alignment follows the western edge of the adjacent stream bank.



View of entrance to access road at intersection with Lorton Road. (L-3)



View of brick wall made of prison-era brick along access road. (L-4)

II. DEVELOPMENTAL HISTORY

D. Building Description and Condition Assessment, *continued*

d. Outbuildings and Garden Structures

Evidence of several outbuildings, none of which still exist, appears in the historic documentation related to the Laurel Hill House. *The Lindsays of America* sketch (H-2) shows a small outbuilding in front of the house. It is not known whether this structure existed or is merely conjecture included in a romanticized sketch. The 1918 survey and aerial photographs, show a garage that is likely the same structure seen in the circa 1920 photo (H-7) taken from the southeast corner of the house.



View of trace remaining from construction access road. (L-5)

The outbuilding at the rear of the house, clearly seen in the 1970s photo (H-12), can also be discerned in the aerial photographs. This building collapsed and was removed from the site within the last decade.

No structures related to house gardens prior to the development of the elaborate gardens in the 1930s remain. Rose trellises and other garden structures, are seen in the 1920s photographs (H-4 and H-6).

The neoclassical gardens to the southeast of the house are well documented and under current research ongoing with the Fairfax County Park Authority. Structural and spatial garden design elements that are clearly visible and are in good condition today include: spaces, walks, walls, stairs, pools, and axial relationships. Few plantings from the original garden remain, those that do include forsythia. It is also apparent that many self-seeding and spreading plants have settled in the garden and are now overtaking it.

E. Evaluation of Significance

Several historic contexts are important to consider when the significance of the Laurel Hill House is evaluated. The most important of these contexts are:

- ♦ the early post-Revolutionary War period in Fairfax County, Virginia, and
- ♦ progressive era reforms in the penal system of the United States as seen in the development of the Occoquan Reformatory and Workhouse.

Other possible historic contexts that could be considered in the evaluation of this property could relate to its additions made during the early part of the nineteenth century or its relationship with the neoclassically designed garden.

1. Eighteenth-Century Dwelling

The eighteenth-century house associated with the Lindsay family survived intact with only a small addition until the late-nineteenth century as evidenced by the 1880s sketch. The house in that form was an important example of a plantation house of a person of modest means. William Lindsay, who built the house, was notable because he served as a Major during the Revolutionary War.

Unfortunately, most of the historic fabric of the eighteenth-century house is gone. The foundation, structural frame and a few remnants of the original trim are essentially all that remain. The later alterations and additions to the building have obscured the significance of the earlier building.

2. Association with Lorton Prison (1912 – mid-twentieth century)

The building underwent significant alterations during the time that it coexisted with and then became part of the adjacent prison. The Occoquan Workhouse and Reformatory is significant in terms of social history because its development was based upon Progressive Era principles for reforming the penal system in this country. Part of the philosophy of this movement was to teach the prisoners trades and to have their work help economically support the prison. Brick kilns were constructed on site, and local clay deposits were used to make bricks that were in turn used to build the prison buildings.

These prison-era bricks can be seen in the Laurel Hill House alterations made during this era. Brick use includes the first-floor fireplace, foundations for additions, exterior steps and steps to the basement. These bricks found their most significant use in the adjacent neoclassical garden as described in the separate report by John Milner Associates.

The difficulty with evaluating the significance of this era is twofold:

- a. Many of the alterations made were not executed with a high level of skill or design sensitivity and detract from the overall architectural integrity of the original dwelling;
- b. The condition of the house has deteriorated to the extent that the entire building, historic fabric and non-historic fabric alike, will be difficult to salvage in any meaningful or non-cost prohibitive fashion.